

ORDINANCE NO. 930225- B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

TRACT 1: 9.9852 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT TO "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT; AND,

TRACT 2: 19.3348 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "LR" NEIGHBORHOOD COMMERCIAL DISTRICT TO "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT; AND,

TRACT 3: 4.32 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "LO" LIMITED OFFICE DISTRICT TO "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT; AND,

TRACT 4: 1.5114 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "RR" RURAL RESIDENCE DISTRICT TO "LR" NEIGHBORHOOD COMMERCIAL DISTRICT,

SAID FOUR TRACTS OF LAND BEING IDENTIFIED AS THE PROPERTY SITUATED ALONG ESCARPMENT BOULEVARD AND BEING MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS "EXHIBIT E" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5 AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning districts on all of the property described in File C14-92-0129 as follows:

Tract 1: From "SF-6" Townhouse and Condominium Residence district to "SF-2" Single-Family Residence (Standard Lot) district.

9.9852 acre tract of land out of the Thomas Anderson Survey No. 17, said 9.9852 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

Tract 2: From "LR" Neighborhood Commercial district to "SF-2" Single-Family Residence (Standard Lot) district.

19.3348 acre tract of land out of the Thomas Anderson Survey No. 17, said 19.3348 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 3: From "LO" Limited Office district to "SF-2" Single-Family Residence (Standard Lot) district.

4.32 acre tract of land out of the Thomas Anderson Survey No. 17, said 4.32 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

Tract 4: From "RR" Rural Residence district to "LR" Neighborhood Commercial district.

1.5114 acre tract of land out of the Thomas Anderson Survey No. 17, said 1.5114 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

Said four tracts of land being identified as the property situated along Escarpment Boulevard in the City of Austin, Travis County, Texas, as more particularly identified in the map attached as "Exhibit E" to this ordinance.

PART 2. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 3. That the requirements imposed by Sections 2-2-3, 2-2-5 and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five (5) members of the City Council.

PART 4. That this ordinance shall become effective upon the expiration of ten (10) days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

February 25, 1993 §  
§  
§  
§  
§  
Bruce Todd  
Mayor

APPROVED: Diana L. Granger  
City Attorney  
ATTEST: James E. Aldridge  
City Clerk

LEGEND OAKS PHASE A, SECTION 7  
TRACT 1

FIELD NOTES

DESCRIBING A 9.9852 ACRE (434,956 SQ. FT.) TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS. SAID 9.9852 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 86.294 ACRE TRACT OF LAND WHICH WAS CONVEYED UNTO REALTEX FUNDING CORPORATION ACCORDING TO A DEED AS RECORDED IN VOLUME 8521, PAGE 573 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 9.9852 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:-

COMMENCING at a point situated on the north right-of-way line of Convict Hill Road (80.00 ft right-of-way) marking the southwest corner of Legend Oaks Phase A, Section 3-A, a subdivision out of the Thomas Anderson Survey No. 17 in the City of Austin as recorded in Book 87, page 108C - 108D of the plat records of Travis County, Texas.

THENCE N61°-46'-33"N 649.32 feet to the beginning of a curve to the right.

THENCE along said curve to the right having a radius of 25.00 feet, a central angle of 85°-32'-08" and a chord which bears N19°-00'-44"W 33.95 feet to a point situated on the east right-of-way line of Escarpment Boulevard (120.00 feet right-of-way).

THENCE along the ease right-of-way line of said Escarpment Boulevard the following five (5) calls:-

1. N23°-44'-33"E 317.06 feet to the POINT OF BEGINNING.
2. N23°-44'-33"E 101.42 feet;
3. N27°-39'-48"E 132.14 feet to the beginning of a curve to the right;
4. Along said curve to the right having a radius of 20.00 feet a central angle of 88°-29'-55" and a chord which bears N71°-54'-44"E, 27.91 feet ;
5. N28°-19'-49"E 45.02 feet;

THENCE through the interior of said 86.294 acre tract of land the following twenty (20) calls:-

1. S62°-22'-27"E 627.02 feet;
2. Along a curve to the left having a radius of 500.00 feet a central angle of 34°-50'-17" and a chord which bears S79°-46'-35"E, 299.36 feet;
3. N82°-47'-16"E 499.27 feet;
4. S07°-12'-44"E 193.63 feet;
5. S82°-01'-15"W 137.18 feet;
6. Along a curve having a radius of 101.28 feet a central angle of 9°-42'-28" a chord which bears N86°-52'-30"E, 17.14 feet;
7. N88°-16'-14"W 362.21 feet;
8. Along a curve to the left having a radius of 125.00 feet a central angle of 29°-33'-13" and a chord which bears N76°-57'-10"E, 63.76 feet;
9. S62°-10'-33"W 266.23 feet;
10. Along a curve to the right having a radius of 75.00 feet, a central angle of 27°-15'-39" and a chord which bears S75°-48'-22"W, 35.35 feet;
11. S89°-26'-12"W 304.79 feet;
12. Along a curve to the right having a radius of 75.00 feet, a central angle of 30°-11'-33" and a chord which bears N75°-28'-01"W, 39.07 feet;
13. N60°-22'-15"W 43.90 feet
14. Along a curve to the right having a radius of 75.00 feet a central angle of 23°-53'-31" and a chord which bears N48°-25'-30"W, 31.05 feet;
15. N36°-28'-44"W 146.85 feet;

16. N41°-28'-10"W 55.82 feet;
17. N28°-30'-30"W 43.31 feet;
18. N27°-38'-24"W 80.66 feet;
19. N37°-19'-55W 27.35 feet;
20. N66°-02'-56"W 76.71 feet to the POINT OF BEGINNING and containing 9.9852 acres of land more or less.

FIELD NOTES PREPARED BY POWERS ENGINEERING GROUP FROM RECORD.

WITNESS MY HAND AND SEAL this the 21 day of NOV, 1992, A.D.



POWERS ENGINEERING GROUP, INC.

*Iqbal Akhtar*  
Iqbal Akhtar  
Registered Professional Land  
Surveyor No. 4768

FIELDNOTES.LEG

LEGEND OAKS PHASE A, SECTION 7  
TRACT 2

FIELD NOTES

FOR A 19.3348 ACRE (842,224 SQ.) TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS. SAID 19.3348 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 86.294 ACRE TRACT OF LAND WHICH WAS CONVEYED UNTO REALTEX FUNDING CORPORATION ACCORDING TO A DEED AS RECORDED IN VOLUME 8521, PAGE 606 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 19.3348 TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:-

BEGINNING at a point situated on the north right-of-way line of Convict Hill Road (80.00 foot right-of-way) marking the southwest corner of Legend Oaks Phase A, Section 3A, a subdivision out of the Thomas Anderson Survey No. 17 in the City of Austin as recorded in Book 87, Pages 108C - 108D of the plat records of the Travis County, Texas.

THENCE N61°-46'-33"W, 649.32 feet along the north right-of-way line of said Convict Hill Road to a point situated on the east right-of-way line of Escarpment Boulevard (120.00 feet right-of-way) same being the beginning of a curve to the right.

THENCE along the east right-of-way line of said Escarpment Boulevard, the following eight (8) calls:-

1. Along a curve to the right having a radius of 25.00 feet, a central angle of 85°-32'-08", and a chord which bears N19°-00'-44"W, 33.95 feet;
2. N23°-44'-33"E 418.47 feet;
3. N27°-39'-48"E 132.14 feet;
4. Along a curve to the right having a radius of 20.00 feet, a central angle of 88°-29'-37" and a chord which bears N71°-54'-44"E, 27.91 feet;
5. N28°-19'-49"E 45.00 feet to THE POINT OF BEGINNING.
6. N29°-19'-49"E 45.00 feet to the beginning of a non-tangent curve to the right;
7. Along a curve to the right having a radius of 20.00 feet a central angle of 91°-29'-29" and a chord which bears N18°-05'-16"W, 28.65 feet;
8. N27°-39'-48"E 171.25 feet to a point marking the southwest corner of a certain tract conveyed to Cecil R. McCullough according to a deed as recorded in Volume 7239, Page 610 of the deed records of Travis County, Texas.

THENCE S62°-22'-27"E 271.85 along the south line of said Cecil McCullough tract to the southeast corner of said Cecil McCullough tract.

THENCE N27°-29'-42"E, 141.87 feet along the east line of said Cecil R. McCullough tract to the northeast corner of said tract.

THENCE N62°-19'-04"W, 267.99 feet to a point situated on the east right-of-way line of said Escarpment Boulevard same being the beginning of a non-tangent curve to the right having a radius of 940.00 feet, a central angle of 24°-19'-51" and a chord which bears N44°-44'-04"E, 396.18 feet.

THENCE through the interior of said 86.294 acre tract the following fifteen (15) calls:-

1. S31°-45'-11"E 34.99 feet;
2. S58°-46'-06"W 27.63 feet;
3. S31°-14'-18"E 48.98 feet;
4. S59°-24'-56"W 45.15 feet;
5. S31°-13'-54"E 151.56 feet;
6. S66°-35'-19"E 290.32 feet;

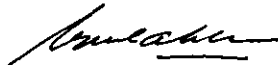
7. S60°-37'-50"E 108.99 feet;
8. N27°-26'-11"E 155.68 feet;
9. S53°-02'-42"E 465.03 feet;
10. S65°-43'-34"E 378.19 feet;
11. S28°-55'-48"W 50.02 feet to the beginning of a non-tangent curve to the right;
12. Along a curve to the right having a radius of 350.00 feet, a central angle of 53°-51'-29" and a chord which bears S55°-51'-32"W, 317.02 feet;
13. S82°-47'-16"W 564.22 feet to the beginning of a curve to the right;
14. Along a curve to the right having a radius of 500.00 feet, a central angle of 34°-50'-17", and a chord which bears N79°-46'-35"W, 299.36 feet;
15. N62°-22'-27"W 627.02 feet to the POINT OF BEGINNING and containing 19.3348 acres of land.

FIELD NOTES PREPARED BY POWERS ENGINEERING GROUP FROM RECORD.

WITNESS MY HAND AND SEAL this the 11 day of Nov, 1992, A.D.



POWERS ENGINEERING GROUP, INC.

  
Iqbal Akhtar  
Registered Professional Land  
Surveyor No. 4768

FNLEGEND.2

LEGEND OAKS PHASE A, SECTION 7  
TRACT 3

FIELD NOTES

DESCRIBING A 4.32 ACRE (188,162 S.F.) TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS. SAID 4.32 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 86.294 ACRE TRACT OF LAND WHICH WAS CONVEYED UNTO REALTEX FUNDING CORPORATION ACCORDING TO A DEED RECORDED IN VOLUME 8521, PAGE 606 AND VOLUME 8521, PAGE 573 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 4.32 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:-

COMMENCING at a point marking the extreme northerly northeast corner of Legend Oaks Phase A, Section 3B, a subdivision out of the Thomas Anderson Survey No. 17, in Travis County, Texas, according to a plat there of as recorded in Book 87, Page 108A - B of the Plat records of Travis County, Texas.

THENCE N27°-39'-43"E, 135.48 feet to the POINT OF BEGINNING.

THENCE through the interior of said 86.294 acre tract, the following fifteen (15) calls:-

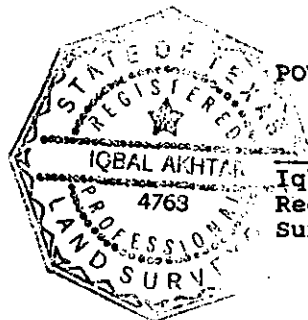
1. S68°-40'-22"W 234.53 feet;
2. S62°-44'-06"W 14.20 feet;
3. S79°-22'-30"W 9.50 feet;
4. N79°-25'-29"W 38.30 feet;
5. Along a curve to the left having a radius of 125.00 feet, a central angle of 11°-30'-50" and a chord which bears N85°-10'-54"W, 25.08 feet;
6. S89°-03'-41"W 157.67 feet;
7. Along a curve to the left having a radius of 125.00 feet, a central angle of 7°-02'-27" and a chord which bears S85°-32'-28"W, 15.35 feet;
8. S82°-01'-15"W 165.39 feet;
9. N07°-12'-44"W 193.63 feet;
10. N82°-47'-16"E 64.95 feet;
11. Along a curve to the left having a radius of 350.00 feet, a central angle of 53°-51'-29", and a chord which bears N55°-51'-32"E, 317.02 feet;
12. N28°-55'-48"E 59.99 feet;
13. S73°-19'-44"E 168.63 feet;
14. S48°-39'-58"E 111.67 feet;
15. S79°-12'-43"E 101.73 feet;

THENCE S62°-20'-17"E, 50.00 feet;

THENCE S27°-39'-43"W, 175.16 feet to the POINT OF BEGINNING and containing 4.32 acres of land.

FIELD NOTES PREPARED BY POWERS ENGINEERING GROUP FROM RECORD.

WITNESS MY HAND AND SEAL this the 11 day of Nov, 1992, A.D.



POWERS ENGINEERING GROUP, INC.

*Iqbal Akhtar*  
Iqbal Akhtar  
Registered Professional Land  
Surveyor No. 4768

LEGEND OAKS PHASE A, SECTION 7  
TRACT 4

FIELD NOTES

FOR A 1.5114 ACRE (65,835 SQ.) TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS. SAID 1.5114 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 86.294 ACRE TRACT OF LAND WHICH WAS CONVEYED UNTO REALTEX FUNDING CORPORATION ACCORING TO A DEED AS RECORDED IN VOLUME 8521, PAGE 606 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.5114 TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:-

COMMENCING at a point marking the intersection of the south right-of-way line of William Cannon Boulevard South (variable right-of-way) and the east right-of-way line of Escarpment Boulevard (120.00 foot right-of-way)

THENCE S59°-14'-34"W, 250.37 feet to the POINT OF BEGINNING.

THENCE through the interior of said 86.294 acre tract the following twenty-three (23) calls:-

1. S57°-04'-04"-E 278.72 feet;
2. S34°-54'-43"E 164.49 feet;
3. S48°-08'-06"E 36.05 feet;
4. S27°-26'-11"W 106.60 feet;
5. N55°-05'-49"W 37.90 feet;
6. N58°-42'-00"W 19.72 feet;
7. N63°-47'-05"W 24.25 feet;
8. N74°-11'-07"W 20.94 feet;
9. N79°-52'-41"W 33.31 feet;
10. N79°-29'-32"W 32.16 feet;
11. N82°-01'-05"W 26.72 feet;
12. N85°-00'-12"W 29.89 feet;
13. N65°-36'-47"W 30.90 feet;
14. N51°-42'-40"W 38.70 feet;
15. N39°-51'-01"W 32.91 feet;
16. N37°-07'-29"W 37.95 feet;
17. N34°-04'-34"W 35.36 feet;
18. N30°-51'-04"W 32.39 feet;
19. N44°-05'-13"W 36.40 feet;
20. N47°-28'-07"W 29.49 feet;
21. N54°-45'-39"W 22.23 feet;
22. N65°-19'-08"W 23.89 feet;
23. N62°-55'-00"W 43.37 feet to a point situated on the east right-of-way line of said Escarpment Boulevard.

THENCE N59°-14'-34"E, 98.41 feet along the east line of said Escarpment Boulevard.

THENCE through the interior of said 86.294 acre tract the following four (4) calls:-

1. S30°-45'-26"E 132.41 feet;
2. S73°-21'-30"E 270.61 feet;
3. N24°-43'-07"W 76.81 feet;
4. N57°-04'-04"W 284.85 feet to a point situated on the east right-of-way line of said Escarpment Boulevard.

THENCE N59°-14'-34"E, 33.47 feet along said right-of-way line, to the POINT OF BEGINNING and containing 1.5114 acres of land.


FIELD NOTES PREPARED BY POWERS ENGINEERING GROUP FROM RECORD.



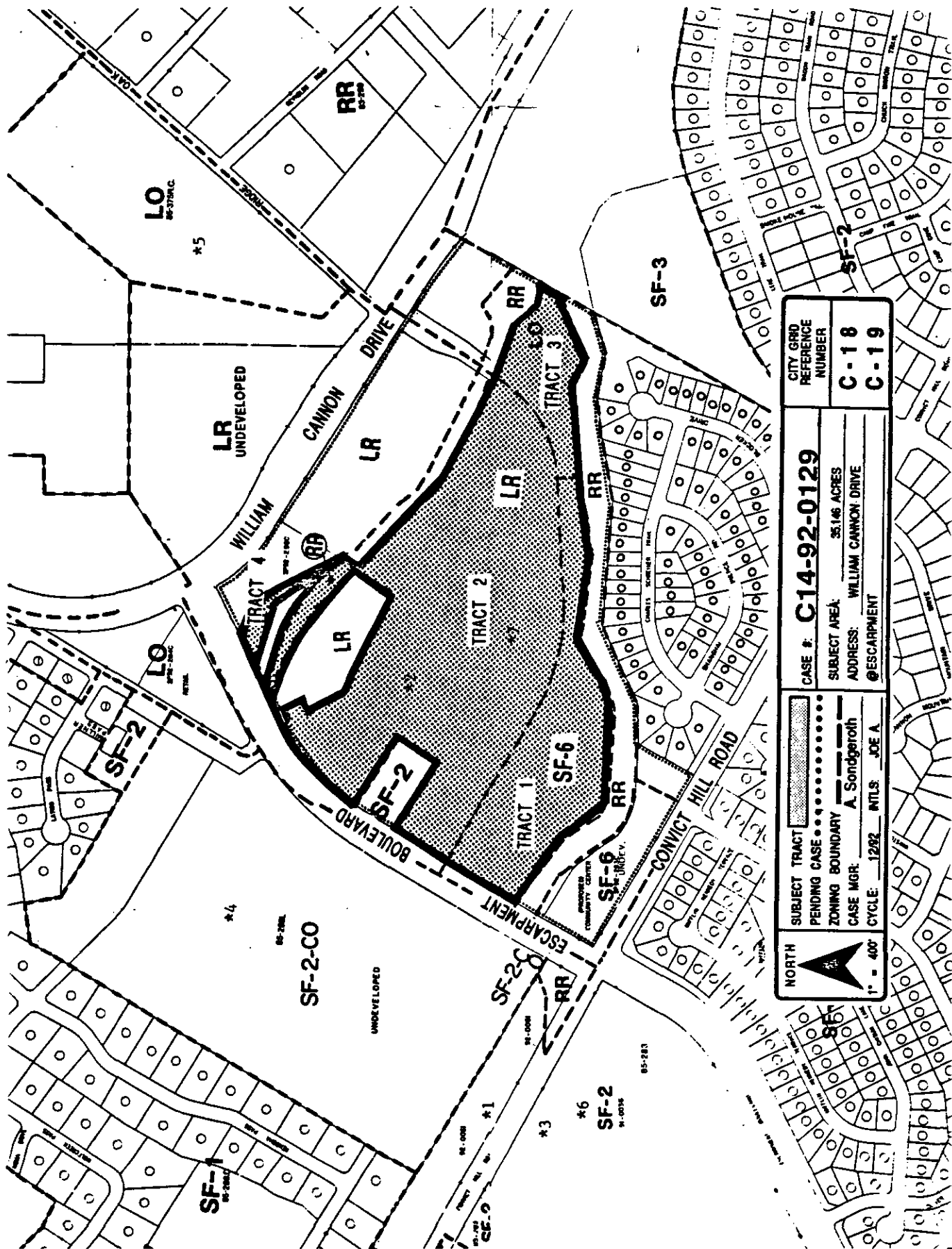
WITNESS MY HAND AND SEAL this the 11 day of Nov, 1992, A.D.



POWERS ENGINEERING GROUP, INC.

  
Iqbal Akhtar  
Registered Professional Land  
Surveyor No. 4768

FNLEGEND.4



SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR CYCLE	CASE # <b>C14-92-0129</b>	CITY GRID REFERENCE NUMBER <b>C-18</b> <b>C-19</b>
	SUBJECT AREA: 35.146 ACRES ADDRESS: WILLIAM CANNON DRIVE @ESCAPMENT	
CASE MGR: A. Sonderroth CYCLE: 1202 INTLS: JOE A		

"EXHIBIT E"

PO#: 930225-B (15)

Ad ID#: 3ABA03600

Acct#: 5124992499

Austin American-Statesman

Acct. Name: City Clerks Office

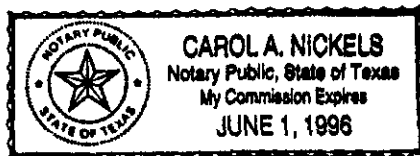
## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Vanessa FlemingClassified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:Date(s): March 11, 1993Class: 9980Lines: 45Cost: \$88.20

and that the attached is a true copy of said advertisement.

Vanessa D. FlemingSWORN AND SUBSCRIBED TO BEFORE ME, this the 22<sup>nd</sup> day of Mar, 1993Carol A. NickelsNotary Public in and for  
TRAVIS COUNTY, TEXASCarol A. Nickels  
(Type or Print Name of Notary)My Commission Expires: 6/1/96

305 South Congress Avenue, P.O. Box 670, Austin, Texas 78767-0670 • 512-445-3500

ORDINANCE NO. 930225-B  
AN ORDINANCE ORDERING A REZON-  
ING AND CHANGING THE ZONING  
MAP ACCOMPANYING CHAPTER 13-  
2 OF THE AUSTIN CITY CODE OF 1992  
AS FOLLOWS  
TRACT 1: 9.9852 ACRE TRACT OF  
LAND OUT OF THE THOMAS ANDER-  
SON SURVEY NO. 17, FROM "SF-6"  
TOWNHOUSE AND CONDOMINIUM  
RESIDENCE DISTRICT TO "SF-2" SIN-  
GLE-FAMILY RESIDENCE (STANDARD  
LOT) DISTRICT; AND,  
TRACT 2: 19.3348 ACRE TRCT OF  
LAND OUT OF THE THOMAS ANDER-  
SON SURVEY NO. 17, FROM "LR"  
NEIGHBORHOOD COMMERCIAL DIS-  
TRICT TO "SF-2" SINGLE-FAMILY RESI-  
DENCE (STANDARD LOT) DISTRICT;  
AND,  
TRACT 3: 4.32 ACRE TRACT OF LAND  
OUT OF THE THOMAS ANDERSON  
SURVEY NO. 17 FROM "LO" LIMITED  
OFFICE DISTRICT TO "SF-2" SINGLE-  
FAMILY RESIDENCE (STANDARD LOT)  
DISTRICT; AND,  
TRACT 4: 1.5144 ACRE TRACT OF  
LAND OUT OF THE THOMAS ANDER-  
SON SURVEY NO. 17, FROM "RR"  
RURAL RESIDENCE DISTRICT TO "LR"  
NEIGHBORHOOD COMMERCIAL  
DISTRICT.  
SAID FOUR TRACTS OF LAND BEING  
IDENTIFIED AS THE PROPERTY SITUAT-  
ED ALONG ESCARPMENT BOULE-  
VARD AND BEING MORE  
PARTICULARLY IDENTIFIED IN THE MAP  
ATTACHED AS "EXHIBIT E" TO THIS  
ORDINANCE IN THE CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS, WAIVING  
THE REQUIREMENTS OF SECTIONS 2-  
2.3, 2-2.4 AND 2-2.7 OF THE AUSTIN